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JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

June 27, 2013

The Zoning Board of Review held its monthly meeting on the 27th day of June 2013 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary, Bernard Nascenzi, C.B.O./Z.O and Lisa Reis, Stenographer.

Mr. Anzelone made a motion to approve last months minutes. Mr. Lopardo seconded. A voice vote was taken; all in favor.

A. File 2013-19

LOCATION: Brown Avenue
OWNER/APPLICANT: John and Louise D'Amico
LOT: AP 55 — Lot 104; 44,372.50 sq. ft.; R-40 Zone
EXISTING USE: Vacant Land
PROPOSAL: Single Family with In-Law

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Article III §340-8 Table of Use Regulations, subsection 2

Mr. Al Russo, attorney for the applicant, was sworn in and he explained that his client would like to build a single family home with an in-law so that his son, daughter-in-law and wife can all live in this house together. The home will have one meter for gas and electric. Mr. John D'Amico, applicant, was sworn in and he explained to the board about the layout of the house and where the in-law will be located. Mr. D'Amico also stated that up in that area of the town there are not any sewers and they will have to obtain a well. ISDS has already been approved.

No abutters for or against.

Mr. Anzelone made a motion to approve. Mr. Cardillo seconded. A voice vote was taken; all in favor

B. File 2013-20

LOCATION: 36 Spruce Street
 OWNER/APPLICANT: Scott and Michelle Ferreira
 LOT: AP 2 — Lot 361; 19,842 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 24' x 34' detached garage with loft space

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations and Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	BUILDING HEIGHT ACCESSORY	15'	21.5'	6.5'

Mr. Scott Ferreira, applicant, was sworn in and he explained to the board that he would like to build a two car garage with storage space above. The garage will only have electricity. Mr. Nick Veltri, surveyor for the applicant, was sworn in and he explained the dimensions of the new structure and the height of the new structure will not be out of proportion with the rest of the neighborhood.

No abutters for or against.

Mr. Cardillo made a motion to grant. Mr. Lopardo seconded. A voice vote was taken; all in favor.

C. File 2013-21

LOCATION: 102 Borden Avenue
 OWNER/APPLICANT: Jeanne Jackson
 LOT: AP 12 — Lot 103; 17,506 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 24' x 24' detached garage with loft space

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations and Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	BUILDING HEIGHT ACCESSORY	15'	20'	5'
	FRONT YARD	25'	10'	15'

Mr. Nick Veltri, surveyor on the project, explained to the board that the applicant would like to build a garage with loft space for storage keeping the same existing driveway. The two sheds on the property will be removed and all contents will be placed in the loft space if approved.

No abutters for or against.

Mr. Anzelone made a motion to grant. Mr. Colannino seconded. A voice vote was taken; all in favor.

D. File 2013-15

LOCATION: 10 Nutmeg Drive
 OWNER/APPLICANT: Peter Morris and Heather Fagan
 LOT: AP 43 — Lot 349; 21,926 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 330 Sq Ft Deck

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— REAR YARD	75'	12'6"	62' 4"
	— RIGHT SIDE YARD	35"	12'	23'

Peter Morris, applicant was sworn in and he explained to the board that he would like to build a 330 square foot deck. He pulled permits for the deck that has been there from when he bought the house to make it legal and now he would like to add on to that existing deck.

No abutters for or against.

Mr. Pilozzi made a motion to grant. Mr. Anzelone seconded. A voice vote was taken; all in favor.

D. File 2013-22

LOCATION: 86 Victor Ave
 OWNER/APPLICANT: Louis Pintarelli
 LOT: AP 15 — Lot 215; 12,500 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 448 sq ft deck attached to house

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	15,000'	12,500'	2,500'
	REAR YARD	45'	29.5'	15.5'

Mr. Louis Pintarelli, applicant, was sworn in and he explained to the board that he would like to place a deck on the back of his house not the side. Mr. Pintarelli will be using sonar tubes to keep the deck sturdy. There will not be a roof over this structure it will just be an open structure. If down the line he would like to place a roof or some sort of top over the deck he knows that he will have to reappear in front of the zoning board.

No abutters for or against.

Mr. Anzelone made a motion to grant. Mr. Cardillo seconded. A voice vote was taken; all in favor.

E. File 2013-23

LOCATION: 1359 Plainfield Street
OWNER/ APPLICANT: Mohamed Sasa
LOT: AP 3 — Lot 217; 6,480 sq. ft.; B-2 Zone
EXISTING USE: Mixed use residential and commercial
PROPOSAL: Make all residential units

Use Variance petitioned under Article III, § 340-8 Table of Use Regulations, subsection 2.3

Mr. Mohamed Sasa, applicant, was sworn in and he explained to the board that this build is already existing and it is currently mixed use commercial and residential and he would like to make the entire building residential.

No abutters for or against.

Mr. Anzelone made a motion to approve. Mr. Lopardo seconded. A voice vote was taken; all in favor.

Mr. Pilozzi made a motion to adjourn. Mr. Cardillo seconded the motion A voice vote was taken; all in favor.